

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Scranton

State: PA

PJ's Total HOME Allocation Received: \$11,414,172

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	29			
% of Funds Committed	99.16 %	93.68 %	2	91.92 %	96		97
% of Funds Disbursed	92.80 %	87.26 %	4	82.65 %	90		91
Leveraging Ratio for Rental Activities	1.73	4.74	23	4.67	32		26
% of Completed Rental Disbursements to All Rental Commitments***	93.01 %	93.70 %	22	81.09 %	38		43
% of Completed CHDO Disbursements to All CHDO Reservations***	93.99 %	70.97 %	3	68.72 %	89		92
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.05 %	82.23 %	17	79.93 %	43		48
% of 0-30% AMI Renters to All Renters***	52.54 %	37.71 %	6	44.94 %	62		65
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.47 %	1	94.87 %	100		100
Overall Ranking:			In State:	6 / 29	Nationally:	74	76
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,018	\$19,492		\$25,717	59	Units	6.10 %
Homebuyer Unit	\$8,903	\$15,617		\$14,669	796	Units	82.10 %
Homeowner-Rehab Unit	\$20,294	\$15,974		\$20,391	114	Units	11.80 %
TBRA Unit	\$0	\$5,749		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Scranton PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$26,077	\$55,735	\$25,019
State:*	\$96,152	\$37,565	\$16,075
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.96

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	84.7	91.9	97.3	0.0	Single/Non-Elderly:	28.8	27.6	27.7	0.0
Black/African American:	8.5	3.7	1.8	0.0	Elderly:	6.8	5.1	18.8	0.0
Asian:	0.0	0.5	0.0	0.0	Related/Single Parent:	39.0	29.0	16.1	0.0
American Indian/Alaska Native:	1.7	0.0	0.0	0.0	Related/Two Parent:	16.9	31.2	30.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	8.5	7.1	7.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.7	0.9	0.0					
ETHNICITY:									
Hispanic	5.1	3.3	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	32.2	27.1	31.3	0.0	Section 8:	20.3	0.7 [#]		
2 Persons:	30.5	20.4	20.5	0.0	HOME TBRA:	0.0			
3 Persons:	20.3	18.8	14.3	0.0	Other:	0.0			
4 Persons:	6.8	19.0	17.0	0.0	No Assistance:	79.7			
5 Persons:	8.5	10.2	8.0	0.0					
6 Persons:	1.7	3.1	3.6	0.0					
7 Persons:	0.0	0.9	1.8	0.0					
8 or more Persons:	0.0	0.5	3.6	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		9		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Scranton State: PA Group Rank: 74
(Percentile)
State Rank: 6 / 29 PJs Overall Rank: 76
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	93.01	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	93.99	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.26	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

